093.0	0004	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	655,500 /	655,500
					USE VALUE:	655,500 /	655,500
					ASSESSED:	655,500 /	655,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WEAVER TARYN W & DOUGLAS W	
Owner 2:		
Owner 3:		
Street 1:	10061 RIVERSIDE DR PMB 810	
Street 2:		
Twn/City:	TOLUCA LAKE	
St/Prov:	CA	Cntry:
Postal:	91602	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	SCANLAN MAURA C -
Owner 2:	LOWY BRIAN D -
Street 1:	59 OVERLOOK RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Asbestos Exterior and 1554 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5400.000	248,100		407,400	655,500
Total Card	0.124	248,100		407,400	655,500
Total Parcel	0.124	248,100		407,400	655,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.81 | /Parcel: 421.81

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	60338
GIS Ref	
GIS Ref	
Insp Date	10/27/18

!7607!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 093.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	248,100	0	5,400.	407,400	655,500		Year end	12/23/2021
2021	101	FV	240,700	0	5,400.	407,400	648,100		Year End Roll	12/10/2020
2020	101	FV	241,100	0	5,400.	407,400	648,500	648,500	Year End Roll	12/18/2019
2019	101	FV	229,800	0	5,400.	413,200	643,000	643,000	Year End Roll	1/3/2019
2018	101	FV	229,800	0	5,400.	308,500	538,300	538,300	Year End Roll	12/20/2017
2017	101	FV	229,800	0	5,400.	279,400	509,200	509,200	Year End Roll	1/3/2017
2016	101	FV	229,800	0	5,400.	267,700	497,500	497,500	Year End	1/4/2016
2015	101	FV	217,200	0	5,400.	227,000	444,200	444,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:51:47

LAST REV

Date	Time
07/31/19	09:10:21
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7607

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCANLAN MAURA C	41311-600		10/29/2003		448,900	No	No		
FOULKE ERIC B	30717-76		9/30/1999		285,900	No	No	4	
ROURKE DENNIS/E	28643-63		5/29/1998		257,000	No	No		Y

USER DEFINED

Prior Id # 1:	60338
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/10/2014	180	New Wind	6,767					
7/3/2007	524	Re-Roof	9,000	C				
7/25/2000	575	Wood Dec	10,000	C				ADD 140 S/F TO DEC

ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2018	Inspected	PH	Patrick H
10/1/2018	MEAS&NOTICE	BS	Barbara S
6/10/2014	External Ins	PC	PHIL C
12/4/2008	Meas/Inspect	336	PATRIOT
4/15/2004	MLS	HC	Helen Chinal
6/19/2000	MLS		
2/3/2000	Mailer Sent		
2/3/2000	Measured	263	PATRIOT
8/5/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	70.	1.08	5									407,401						407,400	

Total AC/HA:	0.12397	Total SF/SM:	5400	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	407,401	Spl Credit		Total:	407,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.94040596
Adj $ / SQ:	165.041
Other Features:	73000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	359603
Depreciation:	111477
Depreciated Total:	248126

COMMENTS

OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

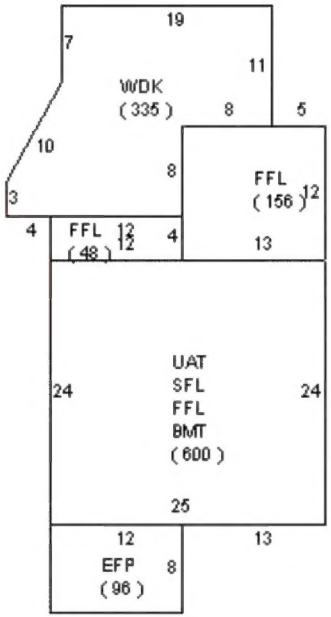
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	165.04
Special Features:	0	Val/Su Net:	95.98
Final Total:	248100	Val/Su SzAd	176.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	804	165.040	132,693
BMT	Basement	600	49.510	29,707
SFL	Second Floor	600	165.040	99,025
WDK	Deck	335	8.450	2,831
UAT	Upper Attic	150	115.530	17,329
EFP	Enclos Porch	96	52.270	5,018

Net Sketched Area:	2,585			Total:	286,603
Size Ad	1404	Gross Area	3035	FinArea	1554

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

093.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc